

**CITY OF MILPITAS
APPROVED**

PLANNING COMMISSION SUBCOMMITTEE MINUTES

March 14, 2007

**I.
ROLL CALL**

Present: Ciardella and Sandhu
Absent: Mandal
Staff: Bejines, Hom and Reliford

**1. "S" ZONE
APPROVAL
AMENDMENT
SA2007-1 NO.**

Cindy Hom, Project Planner, presented a request to install a prefabricated security booth and 6' security fencing around the rear half of the lot located at 675 Sycamore Drive. Ms. Hom recommended approval with conditions.

Commissioner Sandhu asked if there is currently a fence and Ms. Hom said no, it is a vacant building.

Commissioner Ciardella asked where is the security building going to be located. Ms. Hom said it will be in the east side of the building.

Commissioner Ciardella asked if the gate is electric and Ms. Hom said yes and the Fire Division approved it.

Commissioner Ciardella asked what is going to prevent burglars from walking through the front of the building. Ms. Hom said that police reviewed and approved the submitted plans. Visitors are by appointment only and enter through the visitor entrance only.

Commissioner Sandhu asked if someone will be sitting at the booth and Ms. Hom said that a security guard will man the booth 24 hours a day.

Commissioner Sandhu asked if the booth will have air conditioning. **Wayne Renshaw, applicant**, said that the booth is very small and has only a heater. Also, the security guards time in the booth is limited and he has to walk around the premises.

Commissioner Ciardella asked if the trees will provide shade. Mr. Renshaw said that the building will provide more shade than the trees.

Motion to approve "S" Zone Amendment No. SA2007-1 with the conditions in the staff report.

M/S: Ciardella/Sandhu

AYES: 2

NOES: 0

II. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

**CITY OF MILPITAS
APPROVED**

PLANNING COMMISSION MINUTES

March 14, 2007

**I.
PLEDGE OF
ALLEGIANCE**

Chair Williams called the meeting to order at 7:00 P.M. and led the Pledge of Allegiance.

**II.
ROLL CALL**

Present: Azevedo, Ali-Santosa, Ciardella, Mandal, Sandhu, and Williams
Absent: Tabladillo
Staff: Bejines, Hom, Ishijima, Khaila, Lowe, Maxwell, Pio Roda and Reliford, Rodriguez

**III.
PUBLIC FORUM**

Chair Williams invited members of the audience to address the Commission on any topic not on the agenda, noting that no response is required from the staff or Commission, but that the Commission may choose to agendaize the matter for a future meeting.

There were no speakers from the audience.

**IV.
APPROVAL OF MINUTES
February 28, 2007**

Chair Williams called for approval of the minutes of the Planning Commission meeting of February 28, 2007.

Commissioner Ciardella made the following change to page 9 of the minutes:

Commissioner Ciardella felt that a review is not necessary because the front door and seating area faces onto the front parking lot.

Motion to approve the minutes of February 28, 2007 with the changes.

M/S: Sandhu/Ali-Santosa

AYES: 6

NOES: 0

**V.
ANNOUNCEMENTS**

Felix Reliford, Principal Planner, pointed out that the Planning Commission Secretary provided new binders for the Commission and asked the Commission to place their binders in the bin after the meeting. The binders will be updated every Friday prior to the Planning Commission meeting.

Chair Williams asked the Commissioners to remove any person mail from the binders.

**VI.
CONFLICT
OF INTEREST**

Assistant City Attorney Pio Roda asked if the Commission has any personal or financial conflict of interest on tonight's agenda.

Commissioner Ciardella said he leases his land from the Santa Clara Valley Water District and he will not be participating on Item No. 5 (Update On Source of Potential Flooding in Milpitas and the Regional Flood Protection Projects that are being Planned for Berryessa Creek in the City of Milpitas and Upper Penitencia Creek in San Jose).

APPROVED
March 14, 2007

**VII.
APPROVAL OF
AGENDA**

Chair Williams called for approval of the agenda.

Staff has no changes to the agenda.

Commissioner Ali-Santosa suggested that Item No. 1 (Use Permit No. UP2006-22 and "S" Zone Application No. SZ2007-1) be put last on the agenda since it is a complicated item.

Chair Williams disagreed since the public should be allowed to speak on the item first before staff presentation.

Motion to approve the agenda as submitted.

M/S: Azevedo/Mandal

AYES: 6

NOES: 0

**VIII.
CONSENT CALENDAR**

Chair Williams asked whether staff, the Commission, or anyone in the audience wished to remove or add any items to the consent calendar.

Mr. Reliford pointed out that the applicant is requesting that Item No. 2 (Use Permit Amendment No. UA2007-3) be continued to the April 11th meeting.

Commissioner Azevedo requested that Item No. 3 (Use Permit No. UP2007-2 and "S" Zone Amendment No. SA2007-3) be added to the consent calendar.

Commissioner Ali-Santosa said he has concerns related to the expiration date of the FCC license.

Assistant City Attorney Pio Roda suggested that Item No. 3 be pulled off the consent calendar.

Motion to add Item No. 2 to the consent calendar.

M/S: Azevedo/Sandhu

AYES: 6

NOES: 0

Chair Williams opened the public hearing on Item No. 2.

There were no speakers from the audience.

Motion to continue Item No. 2 to April 11th and keep the public hearing open.

M/S: Mandal/Azevedo

AYES: 6

NOES: 0

***2. USE PERMIT AMENDMENT NO. UA2007-3:** A request to add 46 seats to an existing 52 seat restaurant located at 1741 N. Milpitas Blvd. (*Recommendation: Continue to April 11, 2007*)

**IX.
PUBLIC HEARING**

**1. USE PERMIT NO.
UP2006-22 AND "S"
ZONE APPLICATION
NO. SZ2007-1**

Felix Reliford, Principal Planner, presented a request for a 101-unit affordable apartment project in three, four-story buildings located on 2.69 acres at 1666 South Main Street. The Use Permit application requests a reduction in the number of required parking spaces for residents and guests, crediting on-street parking spaces as guest parking, modifications to required building setbacks from public streets and reduction in private open space. Mr. Reliford recommended approval with conditions based on the findings and special conditions noted in the staff report.

Commissioner Ciardella asked if the street widths are standard. Jaime Rodriguez, Traffic Engineer, said the future development projects in the northern area will eventually have a complete grid of streets that will interconnect so the public streets that are shown will eventually connect to another street. The widths are consistent with city requirements and standard engineering practices are far as 12 foot through lanes and providing 8 foot parking lanes on one or both sides of the street.

Commissioner Ciardella asked if there is parking on one side or both sides of the street. Mr. Rodriguez said currently there would be only parking on one side of the street. Eventually if there is future development on the vacant parcel adjacent to the project, then staff could look for more opportunities to widen the street in that particular area.

Commissioner Ciardella said he is very concerned about the tight parking situation.

Mr. Reliford also pointed out that Fire Department is requesting parking only on one side of the street to make room for emergency vehicle access.

Mr. Rodriguez said that the tentative map for this project will be coming forward at the next meeting, which will move some of the parking away from the street to the other side that will help pick up a few spaces. He also said that he will be presenting the Plan Line Study project to the Commission later in the meeting that will address additional parking on Main Street which would include timed parking.

Commissioner Ciardella asked if there are other areas where residents could park. Mr. Rodriguez said there is no other area to park unless what is shown on the plans.

Mr. Rodriguez said there are a lot of constraints with the project and staff worked very hard with the developer to make the site work.

Commissioner Ciardella asked why isn't there parking along the railroad tracks. Mr. Reliford said that area will be used for emergency vehicle access.

Commissioner Ciardella asked if you can condition the project that when the new streets are built that staff add parking to those areas. Mr. Reliford asked if that could be a consideration because he doesn't know what future development will be proposed in the vacant parcel.

Commissioner Ciardella asked if the dead end streets will eventually go through. Mr. Rodriguez said it would depend on the development activity and pointed out that the vacant parcel is privately owned. As future projects are coming in, he felt that eventually the City will require that the land be dedicated for public roads to align with these streets.

Chair Williams asked what is being proposed on the northern side of the property. Mr. Reliford said a housing project called Baystone with 364 condos is being proposed in the vacant parcel adjacent to this project. It is located where Ooh La Lodge and the Mobile Home Park is located. He said Diaz street would continue straight north through other developments and parking would be located on both sides of the street.

Commissioner Ciardella asked if the access easement will eventually be a street and Mr. Reliford said no.

Mr. Reliford said for this site, there are trade offs given the physical constraints that are associated with the site. He said since it is a rental and not a single-family home, there will be one or two cars at most. He said once future developments come forward it will hopefully alleviate some of the parking problems.

Mr. Rodriguez added that this project will be located near public transit and is less than a mile south of light rail and the future BART station. He also said it is near the bus station where low-income people will be taking advantage of it. He also said there is underground parking beneath the building themselves.

Commissioner Ciardella asked if the applicant could add more underground parking. Mr. Reliford deferred the question to the applicant but said it is extremely expensive.

Vice Chair Mandal asked how did all the units become 100% affordable.

Mr. Reliford said there are three income levels that are looked at: very low, low and moderate income and is tied to area median income (AMI). He said every March and April, the federal government gives to the states and the city the AMI. The AMI in Santa Clara county is \$105,000. Very low is 50% of that number and is on a sliding scale from 1 person household to 8-person household. Low is 80% of AMI and moderate allows you to go to 120% of the AMI. In this case, the developer is proposing very low and low income.

Assistant City Attorney Pio Roda cautioned that the Commission should focus on the site and architectural aspect of the project and may be stepping out of bounds.

Vice Chair Mandal said he is very concerned about the parking issue and asked what the impact would be if the parking was adjusted. Mr. Reliford said that a developer would have to reduce the size of the project to accommodate parking and would have to potentially add another layer of parking or he would have to reduce the number of units.

Mr. Reliford said the Commission can require that for Building No. 3, once the Diaz street comes through, that additional parking be added to the area.

Mr. Rodriguez clarified that the Commission cannot condition the project because the developer does not own the land and would have to purchase it in order to require it.

Mr. Reliford said it would be devastating to the developer to give up the number of units because he has tax credits from the state putting into this project. Tax credits are based on a 101-unit project and he can't go back to the state and change the units. It would financially impact his project and prevent him from getting tax credits in the future.

Commissioner Sandhu asked for clarification on condition no. 26 listed below:

26. *Affordability: The applicant shall provide the following information in the final Owner Participation Agreement, as it relates to the number of affordable housing units, types of units (two and three bedrooms) and the income levels of the proposed affordable housing units as illustrated below.*

Income	No. of Units	Type of Units
Very Low and Low-Income	50 Units	Two & three bedrooms
Very Low and Low-Income	50 Units	Two & three bedrooms
Manager Unit	1 Unit	Two bedroom

Mr. Reliford noted that the 1st row under Types of Units should read “Two bedrooms” and the second row should read “three bedrooms”.

Commissioner Sandhu said normally for two bedroom units, two cars are needed and three cars are needed for three bedrooms. He was concerned that the project will not be meeting this need for parking. Mr. Reliford said with the physical constraints of the site, more parking stalls cannot be added and reiterated what Mr. Rodriguez said about light rail station being nearby.

Commissioner Ali-Santosa asked how many more feet are needed in order to allow parking on both sides of the street. Mr. Rodriguez said the streets are built to accommodate in the future parking on both sides of the street. Until the streets do connect in the future, the fire dept. doesn't want that now to accommodate emergency vehicle access.

Commissioner Ali-Santosa asked if staff had data to back up the 202-parking requirement. Mr. Rodriguez said the city does not have data however the city's current parking requirement is 2 parking spaces per unit and the city is in the process of redefining its parking requirements citywide and is being led by the Economic Development Commission.

Chair Williams asked if the City's parking formulas are outdated. Mr. Rodriguez said the commercial is what needs to be looked at and the residential requirement is in line with what the requirements are.

Commissioner Ali-Santosa commented that 1 mile to transit would be a long walk and Mr. Rodriguez said the distance is about ½ mile.

Commissioner Azevedo said on street parking can never be counted on and it is not a good scenario.

Chair Williams asked if the development will have double pane windows and Mr. Reliford said yes.

Chair Williams said he is very concerned about Main and Abel street parking and felt the developers should be responsible for mitigating the problems. He said Curtis Avenue is a good example of how crowded the streets are and even along the railway itself.

Mr. Reliford said the applicant has leased an agreement with tenants and they have a property management agreement.

Commissioner Ciardella asked if the parking were at an angle would there be any more parking spots. Mr. Rodriguez said diagonal parking would impact emergency vehicle operations to maneuver in the area so he would not support it.

Commissioner Ciardella asked if the Commission were to require less setbacks, would there be more parking. Mr. Reliford said he wouldn't recommend that because it will take away from the aesthetics of the project.

Commissioner Mandal is concerned about the noise from the railroad tracks and asked if the five-foot wall in the back of the property could be built higher. Mr. Reliford said the five-foot wall is a great enough buffer because the railroad is about 20 feet away.

Commissioner Mandal asked about the landscaping plan and Mr. Reliford showed him the plans on the PowerPoint presentation.

Chair Williams introduced the applicant.

Charles Hutchison, Project Manager, Global Premier Development, said Global has been in the California tax allocation business for three years now and has 28 projects in construction in California, all of them are 100% affordable or senior housing units. The project originally started as 145 units, but in working with the City, it is now 101 units in over three lots.

Magdy Hannah, Global Premier Development, 5 Park Plaza, Irvine California, pointed out that the parcel is only 2 ½ acres and they received \$27 million in tax credit for 101 units. There were originally 270 parking spaces however they worked with the city and had to accommodate the Midtown Plan and came up with 202 parking spaces. The City had a vision of the area to be open and asked the applicant to limit the parking garage by making public streets and putting the parking under the building and now have a three level parking garage which cost about \$2.5 million. If they were to add another level it could easily go up to \$7 million.

He said the people living there will be earning 45% to 50% income level and will make about \$45,000 to \$50,000 a year and most of the families can't afford two to three cars. The leasing agreement states that two bedrooms only get one parking space and three bedrooms get two parking spaces and the parking garage accommodates 150 parking spaces and there will be 51 guest parking spaces and on street parking. Mr. Hannah pointed out that if a tenant violates a lease agreement then they are out. He said this is a different kind of project and they do not have high turnover. He pleaded with the Commission to approve the project.

Chair Williams asked how will the lease agreement be monitored to ensure that tenants are complying with the parking regulations. Mr. Hannah said a manager and assistant manager live on the property and will be monitoring the property and said there is assigned parking for all of the units.

Chair Williams asked if there are provisions to monitor guest parking spots and Mr. Hannah said that parking is monitored by the management property and is a big issue in any city he goes to.

Commissioner Ciardella asked why did the City go public instead of private roads.

Mehdi Khaila, Principal Civil Engineer, said normally the City's preference is to go with private streets because it has less maintenance cost to City but with project configuration, the City couldn't find a way to secure the use of future private streets (street extensions) for the benefit of this project. Also there are public facilities, such as sewer and water that will be serving this development. The previously proposed layout underground parking garage covered the entire site and the City had concerns in maintaining those public facilities in the future, because it may have to be done at a very high cost to the City to remove and replace sewer, water, etc. A potential water line break or sewer line leak could cause damage to the parking structure and City may be liable for damages.

Mr. Hannah said the project is connected with the Warmington project and it is actually a win win for the city to do affordable housing projects.

Mr. Reliford suggested that Global Premier provide a copy of the parking plan.

Chair Williams opened the public hearing.

Martin, 15030 Montebello Road, Cupertino, said him and his partner have owned the property on Main Street for twenty years. Milpitas is a first class place to live and they have been approached by a lot of developers and when Global Premier came along, they were very impressed by their references and the quality of low-income housing. He felt that the area is in desperate need of affordable housing and that most people can't afford to buy a house in the bay area without help. He pointed out that the contract between his company and Global Premier will expire soon and he has given them several extensions. He urged the Commission to approve the project.

Motion to close the public hearing.

M/S: Azevedo/Sandhu

AYES: 6

NOES: 0

Chair Williams said he had a lot of reservations about the project until he got clarification by staff and Mr. Hannah. He felt that it is great that the applicant is willing to offer a lease agreement with the city and monitor conditions. He is in support of the project.

Vice Chair Mandal agreed with Chair Williams comments and said after hearing testimony from staff and the applicant, the project makes more sense. He is in support of the project.

Commissioner Sandhu felt it is a good project because it gives opportunity for low-income residents to live in Milpitas however he is concerned about the parking. He has seen many projects that have come forward and been approved, and later on people buy their house and complain about the parking. He said he would not support the project unless the parking is increased.

Commissioner Ciardella said the number one problem is parking. He felt the developer should monitor the parking every six months. He is also concerned about the five-foot wall against the railroad tracks and doesn't think it will deter a child from jumping the fence. He felt the wall should be eight feet.

Commissioner Ali-Santosa said in order for him to support the project, there would have to be extra conditions to mitigate parking.

Chair Williams suggested a parking review every year.

Mr. Reliford reiterated that the applicant indicated that the residents would be in violation of their lease if they used up more parking stalls. He felt that a parking study every year is a good idea.

Commissioner Azevedo said he would not support the project because of lack of parking.

Mr. Rodriguez suggested that the guest parking stalls be timed to limit people from parking for long periods of time. The applicant agreed.

Chair Williams asked that the applicant add appropriate signage and notification and the applicant agreed.

Motion to approve Use Permit No. UP2006-22 and "S" Zone No. SZ2007-1 based on the findings in the staff report and all of the conditions in the staff report and the conditions noted below:

- The developer and property management shall designate seventeen (17) visitor parking spaces within the underground garage area. The seventeen (17) parking spaces shall be stripped and painted "Visitors Parking Only". (P)
- The developer and property management shall provide the City of Milpitas Planning Division with annual reports for the next three years starting from date of issuance of occupancy, a Parking Assignment Report, identifying the resident tenants and visitors designated parking spaces within the underground garage area. (P)
- Upon review and receipt of the Parking Assignment Report, City of Milpitas Planning Division shall conduct an on-site inspection to determine the accuracy of the assigned and designated resident tenants and visitors parking spaces within the underground garage area and on-site visitors parking area. (P)

M/S: Mandal/Ciardella

AYES: 4

NOES: 2 (Azevedo and Sandhu)

RECESS

The Commission recessed at 9:12 p.m. for a five-minute break. The meeting resumed at 9:17 p.m.

2.

USE PERMIT NO. UP2007-2 AND "S" ZONE AMENDMENT NO. SA2007-3

Momo Ishijima, Project Planner, presented a request for the installation of a T-Mobile wireless telecommunication facility with 8 panel antennas, equipment cabinets and screening on the roof of the Embassy Suites Hotel located at 901 East Calaveras Boulevard. Mrs. Ishijima recommended approval with conditions based on the findings in the staff report.

Commissioner Ali-Santosa pointed out the FCC license will expire on April 22nd and he wanted clarification.

Mrs. Ishijima deferred the question to the applicant.

Sandra Steele, 1855 Gateway Blvd., Concord, with T-Mobile, said the license is being reviewed for compliance by the regulatory department. She suggested that staff condition the project to make sure T-Mobile has renewed the license before building permit issuance.

Chair Williams opened the public hearing.

There were no speakers from the audience.

Motion to close the public hearing.

M/S: Sandhu/Mandal

AYES: 6

NOES: 0

Chair Williams gave kudos to Commissioner Ali-Santosa for making the catch and asked that staff relate to the Telecom Commission to make sure they review the license expiration date.

Motion to approve Use Permit No. UP2007-2 and "S" Zone Amendment No. SA2007-3 with special conditions based on the findings in the staff report add added special condition noted below.

- *Prior to Building permit submittal, applicant to submit document to staff showing that the FCC license has been renewed. (PC)*

M/S: Azevedo/Ali-Santosa

AYES: 6

NOES: 0

X. PRESENTATIONS

3. SOUTH MAIN STREET PLAN LINE STUDY

Jaime Rodriguez, Traffic Engineer, presented a presentation on the South Main Street Plan Line Study located between Great Mall Parkway and Montague Expressway. The Plan Line Study helps facilitate consistency and conformance with the Milpitas Midtown Specific Plan in construction of improvements by developers within the public right-of-way. Mr. Rodriguez noted that this is a note receipt and file and that no action is necessary by the Commission.

Commissioner Ciardella asked what is the size of the trees that would be planted. Mr. Rodriguez said they will be 12 gallon trees and about 6 to 8 feet tall. He said the trees grow about two feet per year.

Commissioner Ciardella was concerned about the traffic near the school on Cedar and asked if staff can install a lighted pedestrian crosswalk. Mr. Rodriguez said staff is already recommending a more visible crosswalk to give more attention to the crosswalks.

Commissioner Ciardella asked if staff could use decorative paving. Mr. Rodriguez said the City doesn't recommend that because it wouldn't last as long as regular paving.

Commissioner Ali-Santosa asked if the City is proposing energy efficient light fixtures. Mr. Rodriguez said the city will be using regular lighting as opposed to LED lights because they are a brighter color and they want to make sure the property is well lit.

Vice Chair Mandal asked if there will be on street parking and Mr. Rodriguez said yes and explained the plans on the PowerPoint presentation.

Commissioner Sandhu asked about the timeline for implementation. Mr. Rodriguez said it depends on development activity, which would require that all street improvements be put in before the first occupancy.

Chair Williams asked if the creek near Abel Street is going to be landscaped. Mr. Rodriguez said that area was intended to be landscaped however because of the five foot sidewalk and right behind the sidewalk the embankment of the creek starts to go down so it would be too costly to widen out the sidewalk and redo the embankment of the creek.

Chair Williams said a lot of children use that dirt path as a shortcut and it is very dangerous and that it is not even fenced off.

Chair Williams pointed out that the area along Capitol and Abel is a flood zone area and asked who will monitor the storm drains. Mr. Rodriguez said that staff coordinated with Public works on the landscape and streetscape. He said Council approved a community facilities district tax about a year and a half ago so for every new residence that is built within the Midtown Plan will pay a tax for ongoing maintenance of parks and landscaping throughout the city.

Chair Williams asked if the timed parking along the main street corridor will come before the Commission. Mr. Rodriguez said it will go before Council and staff is recommending a four hour parking limit from 7 a.m. to 6 p.m.

Chair Williams noted this project was a note receipt and file.

4.

**UPDATE ON SOURCE
OF POTENTIAL
FLOODING IN
MILPITAS AND THE
REGIONAL FLOOD
PROTECTION
PROJECTS THAT ARE
BEING PLANNED FOR
BERRYESSA CREEK IN
THE CITY OF
MILPITAS AND UPPER
PENITENCIA CREEK IN
SAN JOSE**

Richard Santos, Director of Santa Clara Valley Water District 3, George Faller, Senior Planner, Steve Bui, Project Manager and Mark Klemenski, Project Manager, and Mr. Khaila, Engineer, presented a presentation about the source of potential flooding in Milpitas and construction of regional flood protection projects by Santa Clara Valley Water District and Army Corp of Engineers relating to Berryessa and Upper Penitencia Creek projects. Mr. Khaila, recommended that the Commission receive the presentation and provide comments to Santa Clara Valley Water District on Berryessa and Upper Penitencia flood protection projects.

Commissioner Mandal asked if Milpitas is more prone to a 100-year flood than other cities. Mr. Bui said other cities are prone to flooding too. Because of the topographical nature of the land, the flows do eventually get down to Milpitas from Upper Penitencia Creek. Berryessa Creek is within the Milpitas city limits and could impact over 3,000 properties and Upper Penitencia Creek could impact 5,000 properties. There is a 1% chance in any given year that a flood can incur.

Commissioner Mandal said he was involved in creek cleanup in Milpitas and said the levies are lacking shrubs and need to be built stronger. He asked if this project includes beautification and enhancements of the levies. Mr. Bui said they can't plant on the levies themselves but can do smaller grass vegetation to maintain the integrity of the levies. He said an 18-foot planting strip is planning to be installed in lower Berryessa Creek. He explained that it is for repairing enhancements which would include planting of smaller trees and shrubs to make it look more natural and they are also looking at planting strips outside the flood wall

Commissioner Mandal asked who maintains the walkway on the levy and Mr. Bui said Santa Clara Valley Water District does.

Commissioner Mandal is concerned about the walkways that are broken and are in need of repair and asked if there is money in the budget to repair the walkways. Mr. Bui said the levies are being improved by containing the flood flows. The levies themselves would be strong enough to take maintenance equipment and should be strong enough for pedestrian use. However, SCVWD wouldn't monitor recreational use.

Mr. Khaila said the City intends to implement the City's Trail Master Plan, which includes maintenance access, enhancements to the trail and a joint use agreement with the City and SCVWD.

Commissioner Sandhu pointed out that awhile back there was flooding in the creek behind Dixon Landing Road. He asked if this is covered in the plan. Mr. Khaila said it was the flood of 1998 and it happened in the area where Calera Creek and Berryessa Creek join and they are both part of the project.

Chair Williams said he is familiar with lower Penetencia Creek and asked what is SCVWD maintenance budget or schedule until these projects are implemented. He pointed out that along Abel Street near Great Mall Parkway, there are bins on the Elmwood side that have an accumulation of debris which is allowing plant growth which could stop the flow of the creek and potential effect that would cause a back up. He asked how SCVWD plans on handling this.

Mr. Bui said that maintenance activities do not slow down because of these projects. The projects are the future of long-term improvements. He pointed out that work has been done recently on Berryessa Creek where they removed sediment for fire protection. SCVWD looks at all creeks and there is a schedule of creeks and maintenance work that is being done. He is not sure about this particular area however they do monitor the site and have maintenance checks.

XI. ADJOURNMENT

The meeting was adjourned at 10:50 p.m. to the next regular meeting of March 28, 2007.

Respectfully Submitted,

Felix Reliford
Principal Planner

Veronica Bejines
Recording Secretary